

# **HISTORIC PRESERVATION COMMISSION**

## **Minutes**

August 14, 2008

The Historic Preservation Commission for the City of Salisbury met in regular session on Thursday, August 14<sup>th</sup> in the Council Chambers at the City Hall, 217 S. Main Street.

The meeting was called to order by the Chairperson, Anne Lyles. She read the purpose and procedure for the meeting.

The following members were present and introduced: Jack Errante, Judy Kandl, Andrew Pitner, Kathy Walters, Anne Waters

Absent: Ronald Fleming, Susan Hurt, Deborah Johnson,

### **Requests for Certificates of Appropriateness**

Janet Gapen began by informing the Commission of the staff's recommendation that the following request be brought to the front of the agenda and consideration given for sending to a committee: **H-23-08 428 N. Main St. – J. C. Harris Holdings, LLC, owner**  
Attorney John W. Dees, II, agent - **Request:** Exterior modifications to 2 buildings

Citing reasons for the recommendation, Ms. Gapen stated that the applicant had already begun some of the exterior work on the numerous changes proposed for the building; also, an amended application was received subsequent to their receipt of the original application.

Kathy Walters made the motion to amend the agenda. Andrew Pitner seconded the motion; all members present voted AYE.

Kathy Walters also made a motion to defer Application #H-23-08 to a committee until the September meeting. Andrew Pitner seconded that motion; all members present voted AYE.

The agent, Jay Dees voiced his agreement to the deferral.

Commission members Jack Errante, Judy Kandl, and Andrew Pitner volunteered to make up the committee along with staff members Janet Gapen and Ron Paxton. Anne Lyles would be the alternate member.

Ms. Gapen informed the committee that they should meet with the applicant within the next meeting date to discuss the details of the amended application. She said a site visit would be helpful in order to determine what type changes had already taken place. The committee would then bring to the next meeting their findings and recommendation.

Prior to the call for the next request, Janet Gapen introduced Ron Paxton of the city's Development Services Division who would be filling in temporarily as the staff liaison vacated by Wendy Spry.

**H-20-08 201 S. Fulton St. – Gregory Brye & Eve Freeman, owner**

**Request:** Build a 12' x 22' greenhouse

Gregory Freeman was sworn to give testimony for the request.

Staff presented slides as Mr. Freeman informed the Commission that he would like to build a small greenhouse flush to the corner of his house. He said it would not change the structure of the house. The greenhouse would be 12 x 22 ft. and would follow the same roof line of the house.

Mr. Freeman stated that he proposed to change an existing middle window to a door leading into the greenhouse from inside the house.

He testified that the base of the greenhouse would be a pad of 2 x 4 ft. concrete slabs. constructed with completely wood framing and 3-pane insulated glass panels. The top of the roof will be small insulated glass panels. The wood will be painted to match the house – a beige or cream color.

Mr. Freeman said the greenhouse could be removed without damaging the house in any way.

Judy Kandl inquired as to the type door proposed since he would be removing an original window from the house.

Mr. Freeman did not have door samples but stated that he would use whatever they suggested.

In reference to the existing air conditioning unit which Mr. Freeman said would be moved, he stated in response to a question from Andrew Pitner that it would be moved to the side and would not be any more visible.

### Public Hearing

Jack Thomson, Historic Salisbury Foundation, was sworn to speak in support/opposition of the request.

He stated that he was not against the construction but thinks that the proposed change of the existing window to a door was inappropriate. He was also concerned that the concrete pad could suck up moisture from the ground and create a pocket in the historic structure.

Mr. Freeman said he did not think that moisture would be an issue in his greenhouse.

## Deliberation

In response to questions from Judy Kandl, Mr. Freeman explained the ventilation system stating that the windows on the highest point of the roof would lift up in order for hot air to escape. He testified that fans would only be used inside the greenhouse.

In response to questions concerning a window being changed to a door, Mr. Freeman said he would like to have access to the greenhouse from inside the house. He explained that the windows are about 6 ft. high but he would not have a problem with a smaller door.

Judy Kandl asked Mr. Freeman how the re-located air conditioning units would be screened. He testified that bamboo would be planted inside the 8 ft. tall rock wall so there would be no view of the greenhouse or anything else.

Ms. Kandl noted that the new wall would be located where the existing picket fence is now and asked if there were plans to move the fence. Mr. Freeman said the fence is not original so he would not have a problem with moving it.

In response to Judy Kandl's concerns about the proportions and massing to the house which would be caused by the greenhouse, Anne Water said she did not think the greenhouse would compromise the house because there was already an opening there.

Anne Waters asked Mr. Freeman if he had considered a free-standing greenhouse. He said, "I really thought that it would be less approvable."

Andrew Pitner questioned a door on the upper floor of the house and wondered if it was a former window. Mr. Freeman said the window was changed into a door as an entrance into a kitchen at some point. He said he would eventually turn it back into a window.

Anne Waters mad the motion as follows: "I move that the Commission find the following facts concerning Application #H-20-08 – that Gregory & Eva Freeman, owners of 201 S. Fulton St., appeared before the Commission and sought a Certificate of Appropriateness to build a 12 x 22 ft. greenhouse, that Jack Thomson appeared before the Commission to express concerns; this request should be granted based on The Secretary of Interior Standards for Rehabilitation and Chapter 3 – New Construction & Additions – Additions, pages 46-47, guidelines 1-12 of the Residential Historic District Design Guidelines; there were no mitigating factors; therefore, I further move that a Certificate of Appropriateness for Application #H-20-08 be granted to Gregory B. & Eva Freeman, owners of 201 S. Fulton Street, to make the changes detailed in the application."

Jack Errante seconded the motion; all members present voted AYE.

**H-21-08 108 S. Main St. – Walser Technology Group, Inc. / Brad Walser, owner**

**Request:** Front façade renovation

Brad Walser, property owner, and Janet Gapen, staff, were sworn in for testimony.  
Staff presented slides.

Mr. Walser informed the Commission that he had purchased the property at 108 S. Main St. and would be moving their technology business to the site. He said because it is not a retail business they would not need the existing large display windows. Therefore, they are proposing to completely remove the storefront from halfway on the front of the building down in order to replace with a more period style store front.

Mr. Walser stated that there was extreme damage from termite infestation on the right hand side of the building's store front. He testified that on the left side of the building there is a cast iron column, produced in the early 1900's, but none was evident on the right side. However, under further investigation, the right hand column was found covered under a layer of brick. The brick column will be removed to expose the original cast iron column.

He testified that the new brick façade would begin midway the front of the building beginning at the existing iron piping. He stated that there would be some brick in-fill above the existing I-beam in order to cover any boards that are there. The brick, he said, would be painted to match the brick façade on top of the building.

Mr. Walser further testified that he proposes to install a metal awning.

He presented a sample brick and the following paint samples:

- Door & Awning – Black
- Building – a true Khaki color
- Accent colors – a lighter Khaki color

**Public Hearing**

There was no one present to speak in support or opposition to the request.

**Deliberation**

In response to a question from Janet Gapen, Mr. Walser stated that the upper windows would be rebuilt and put back into their original working order, keeping the same look. He said they are also proposing storm windows with low profile.

In response to questions from Jack Errante, Mr. Walser more clearly explained the submitted renovation notes. As follows:

- E. Entry ramp: small recessed entryway; material will be concrete, no step
- F. Removal of items listed
- Q. Rebuilding upper front windows to make operable; add storm windows

- R. Removal of fascia trim
- S. Relay/repoint existing brick; fill-in areas where brick is missing
- T. Removal of brick from right side column in order to expose original cast iron

In response to Judy Kandl, Mr. Walser confirmed that the storefront and the door would be wood.

He said the wood storefront would have columns around the door with glass.

In reference to the proposed awnings Jack Errante stated that canvas is recommended in the guidelines. He said that most of the awnings on the buildings surrounding him are cloth. However, Mr. Walser presented pictures to show that there are metal awnings on some buildings downtown.

Kathy Walters noted that the awning on the sister building at 106 has a canvas awning so the 2 awnings should be compatible.

In response to a question from Anne Lyles, Mr. Walser said the only part of the awning that will be covered with the metal is the slope that is facing the street, not the underside, but it would be open underneath making the pitch visible.

Judy Kandl agreed with Ms. Walters. She stated that the pictures presented were from the railway district or newly built projects. She further stated that because of the historic character of the building fabric awnings would be more appropriate. She read the following awning guideline: *Awnings should be made of cloth or other woven fabric such as canvas. Metal awnings are generally not appropriate, but can be used in some instances if they are compatible with the historic character of the building. Vinyl or plastic awns are not appropriate.*

Anne Waters said her opinion is that they should keep the same look as the sister building but that the awning should be fabric.

Judy Kandl made the following comments pertaining to the requests:

- Painting of masonry: Masonry was previously painted
- Damaged, non-original storefront: Replaced with what was there originally
- Base: Consistent with guidelines; historically compatible.
- Wood storefront: Excellent
- Windows: Comply with guidelines
- Details of side columns: Comply with guidelines
- Colors: Consistent

She said, “The project is thoroughly compliant.”

Kathy Walters made the following motion: “I move that the Commission find the following facts concerning Application #H-21-08 – that Brad Walser, owner and Jon Palmer, architect, appeared before the Commission and sought a Certificate of Appropriateness to add a front façade renovation;

that no one appeared before the Commission to support or oppose this request, this request should be granted based on The Secretary of Interior Standards for Rehabilitation, and Chapter 2 – Storefronts, pages 20-22, guidelines 1-7; Chapter 2 – Changes to Buildings – Upper Facades, pages 23-25, guidelines 1-8; Chapter 2 – Changes to Buildings – Windows & Doors, pages 30-31, guidelines 1, 2, and 12; Chapter 4 – Site Features & District Setting – Signage & Awnings, pages 54-56, guidelines 11-15 of the Non-Residential Historic District Design Guidelines; therefore, I further move that a Certificate of Appropriateness for Application #H-21-08 be granted to Brad Walser, representing Walser Technology Group, Inc., owner of 108 S. Main Street, to make the changes detailed in the application with the following changes agreed to by the applicant: the awning material will be fabric rather than metal.”

Andrew Pitner seconded the motion; all members present voted AYE.

**H-22-08 135 E. Fisher St. – Piedmont Players Theater, Inc., owner**

E. William Wagoner, agent

**Request:** Retrofit subject property to create the Fisher Street Theater

Bill Wagoner and Perry Peterson were sworn to give testimony for the request.

Staff presented slides.

Mr. Wagoner informed the Commission that he would be presenting Phase II of the Piedmont Players project. He began by giving a brief history of the building and stated that the style of the building would be taken back to its 1920's facade.

Mr. Wagoner gave a description of the building and stated that 100% of the facility would be converted from its current use, which was an apartment, a pool hall and a basement that at one time was used as a night club, to the new Fisher Street Theater. The theater will be devoted entirely to a children's theater and the headquarters for the Piedmont Players Association with the school system for doing theatrical type education for the school system. He testified that the only addition would be the minor square footage associated with the construction of an elevated connector from the rear of the current Meroney Theater Scene Shop that would project over into the rear of the new building so that all of the scene shops of the current theater would be where the scenery for the new theater is constructed and then can be rolled over through the connector. The front part of the building where the current entrance is on Fisher St. will be the main entrance and will occupy the lobby, concessions, south and light booths. The rear 2/3 of the facility would be the actual theater where the seating and stage area will be, and the current basement of the building will occupy the dressing rooms. The rear area of the building will be where the basic day-to-day activity comes in.

He testified that their goal is to stabilize all masonry on the building. The 2 corner brick pilasters on the building will remain while all of the filled-in white brick is to be demolished, and all of the existing glass removed for the new facade will be returned back to the period that it was at the time it was built in 1920.

From the slides, Mr. Wagoner pointed out the existing fencing located at the rear of the city hall that is to be removed and showed the blank wall where the new connector would go in.

Adjacent to the connector, a loading dock is to be located. He then showed the location where the city is allowing the installation of pavers to create a walkway from an existing rear parking area to the children's entrance into the theater. On the east and west sides of the walkway coming in, the existing asphalt paved areas will be landscaped into garden areas all the way to Lee St.

Mr. Wagoner testified that the project is being designed for Geothermal heating and cooling. The mechanical equipment will be located against the building on the rear southwest corner and surrounded by a pierced brick barrier to keep the equipment out of view. From the slides he pointed out an existing wooden barrier on Lee St. currently used to hide an alley entrance that will also be transformed to a pierced brick wall.

Mr. Wagoner further testified that the current elevation of the existing building is too low for the proposed theater; therefore, a complete demolition of the steel building's roof structure is proposed. However, all the existing masonry walls on the 3 sides of the theater – the Lee St. side, the side toward the city parking lot, and the west side toward the Meroney Theater will remain intact, same height, unaltered. He said the new roof would be a higher elevation in a new steel frame roof system with new columns going down through the entire 2 story building and through the floor into a new footing system below ground.

Mr. Wagoner then presented samples of the proposed materials, window sample, awning fabric sample, brick sample, and roof panels.

He verified the following explanation of materials made by Judy Kandl: the siding will be a flush vertical siding in a light gray metal color; the roof will be a typical standing seam with a visible seam, and the façade will be a slightly darker color than the roof.

In reference to Judy Kandl's note referring to a change in the project's initial approved size and scale, Mr. Wagoner explained the reason for the change which was caused by the theater's inside operation, particularly the stage size.

In response to a question from Andrew Pitner, Mr. Wagoner, referring to the slides, indicated the areas on the rear of the building where the brick would be painted.

Mr. Wagoner responded to Judy Kandl's questions concerning dumpsters and their screening for the theater by stating that the existing dumpster currently located on the city's property would continue to be used.

### Public Hearing

There was no one present to speak in support or opposition to the request.

## Deliberation

Judy Kandl began by voicing her concerns of the new connector to the Meroney Theater. She said, "I have real concerns about what that aluminum wormhole with a little bit of a hole underneath to pass under to get to the other side is going to look like since its at pedestrian level."

She also stated her dissatisfaction of the materials which she described as harsh.

Mr. Wagoner responded by saying that the current view now is the back of Santos Restaurant. He explained that the initial thought was to make a pedestrian-way shortcut to Fisher St. but then determined that it would be unsafe.

Mr. Peterson stated that the metal is basically the same color as the current Meroney shop so it is not an element that would stand out because the material and color will all be the same. In addition, in as many places as effective there will be trees; including the front of the gardens. The appearances from the street will not be objectionable. He said, "Matching the materials and back dropping it appropriately is what we are able to do."

Ms. Kandl stated that not having any idea of what the scenery wall between the building and Santos will look like also concerns her. She said she did not know of any other blank walls which connect 2 buildings that eliminate what used to be an alley or an access path to something.

Mr. Peterson said there is a fire exit that has a 6 ft. ramp that goes to the rear so there would be no reason to access that area any longer.

Mr. Wagoner said it was a space that they did not want open to the public noting that what now exist is wood painted green that is to be changed to a matching brick façade.

In response to Anne Lyles, Mr. Wagoner said the proposed wall is 8 feet, 8 inches in height.

Ms. Kandl stated that the removal of the existing wooden windows for the installation of new windows is a change of materials. She read the windows guidelines from Chapter 2 Changes to Buildings – Windows & Doors, pp. 30-31.

In response to Ms. Kandl's question in reference to the rear doors, Mr. Peterson said the doors would be white, the same color as the brick for the fire exits.

Mr. Peterson gave the following additional information: shutters - black; awnings - maroon or tan, no reference to it being flat or round; loading dock door - roll-up or high-lift, will match the brick color; mechanical equipment – screened by wall which is taller than the equipment; rear door design – 1925 width, height altered for children.

In reference to questions concerning lighting from Andrew Pitner, Mr. Wagoner stated that there is multiple lighting on Lee St. so only a post light of some type is proposed for the rear of the building.



Judy Kandl again stated her concern of the appearance of the connector between building A and building B. She suggested the possibility of placing windows in the pedestrian walkway so that it would not be a mere blank wall. She said, "What you have is a giant wall with an aluminum fence connecting a building with a hole in it."

Mr. Wagoner explained that the purpose of the connector was not a pedestrian way, but rather a means of moving equipment and scenery. He said an opening in it would serve no purpose for the theater at all. "It is an equipment ramp enclosed for weather," he said. "An inclusion of windows would be solely for appearances and would have nothing to do with the building." He asked, "Is it your intent to have an owner to do something for appearance only based on opinion?" Ms. Kandl stated that all the commission does is for appearance.

Anne Lyles stated that windows could be an invitation for vandalism in the back alley.

Anne Waters stated that because of where it is she really did not have a problem with it.

Jack Errante made the following motion: I move that the Commission find the following facts concerning Application #H-22-08 – that E. William Wagoner, agent for Piedmont Players, Inc., owner of 135 E. Fisher St., appeared before the Commission and sought a Certificate of Appropriateness to retrofit subject property to create the Fisher Street Theater; that no one appeared before the Commission to support or oppose this request, this request should be granted based on The Secretary of Interior Standards for Rehabilitation, and Chapter 3 – New Construction & Additions – New Construction, pages 46-49, guidelines 11-17; Chapter 2 Changes to Buildings – Storefronts, pages 20-22, guideline 7; Upper Facades, guideline 8; Side & Rear Facades, 9 pages 26-28, guidelines 1-9; Windows & Doors, pages 30-31, guidelines 1-12; Masonry, pages 31-233, guidelines 1-8; Chapter 4 – Site Features & District Setting – Signage & Awnings, pages 54-56, guidelines 1.11.12, and 15 of the Non-Residential Historic District Design Guidelines; no mitigating factors; therefore, I further move that a Certificate of Appropriateness for Application #H-22-08 be granted to E. William Wagoner, agent for Piedmont Players, Inc., and Perry Peterson, architect, to make the changes detailed in the application with the following changes agreed to by the applicant: new design of rear door, setback wall, lighting, shape of new awning, and in-fill of bricks."

Anne Waters seconded the motion; members Pitner, Walters, and Waters voted AYE; member Kandl voted No.

**H-24-08 421-A N. Lee St. – Rowan Investment Company, Inc. (RIC), owner**

John C. Ketner, applicant - **Request:** (1) Construct a retaining wall at the north end of the loading dock using versa-lok block (2) Landscape the area in front of the loading docks with Hoogendorn Holly and Blue Rug Juniper

**421-B N. Lee St. –** (1) Install a metal awning and goose neck light on the east façade of the building. The awning and light would match what has already been approved by HPC in the 300 and 400 blocks of North Lee St. (2) Construct a retaining wall at the south end of the loading

dock using versa-lok block (3) Landscape the area in front of the loading docks with Hoogendorn Holly and Blue Rug Juniper.

John Ketner and Glenn Ketner were sworn to give testimony for the request.

John Ketner testified that they would like to construct a retaining wall on the north and south side of the existing loading dock of building A and on the south end of the loading dock of building B. The material for both walls is versa-lok block. The front of the buildings will be landscaped, tapering down at the railroad tracks.

Metal awnings and a goose-neck light will be installed on the east façade of building B, which will be consistent with other projects previously approved on N. Lee St. In addition, an ADA ramp and new stairs are to be installed which will be accessible to all who come to the building.

### Public Hearing

There was no one present to speak in support or opposition to the request.

### Deliberation

In response to questions from Commission members, the following information was given by Mr. Ketner.

- Landscaping is to improve the look of the buildings only.
- ADA ramp cannot be put on the front of the building because of the overhead door.
- ADA ramp is unrelated to the retaining walls and the landscaping.
- Grade change is to keep landscaping in place.
- No grade change on the south side.
- The removal of the old side track would be too costly.
- There will no dirt added at the location of the ramp.
- There is no irrigation planned for the site.
- Not sure how far the property line goes beyond the retaining wall.
- Retaining walls extend out approximately 15 ft.
- No additional lighting is proposed other than the goose neck light

Judy Kandl stated that versa-lok is a synthetic substitute material that has had a prior approval from a request on Marsh Street.

Following all discussion the motion was made by Andrew Pitner as follows: “I move that the Commission find the following facts concerning Application #H-24-08 – that John Ketner and Glenn Ketner, agents for Rowan Investments, Inc., owner of 421-A and 421-B N. Lee Street, appeared before the Commission and sought a Certificate of Appropriateness to A. Construct a versa-lok block retaining wall on the north end of the loading dock, and landscape the area in front of the loading docks with Hoogendorn Holly and Blue Rug Juniper, and ADA ramp around the side of the building; B. Install a metal awning and gooseneck light on the east façade, construct a versa-lok block retaining wall on the north end of the loading dock, and landscape the area in front of the loading docks with Hoogendorn Holly and Blue Rug Juniper; that no one

appeared before the Commission to support or oppose this request, this request should be granted based on The Secretary of Interior Standards for Rehabilitation and Chapter 2 – Changes to Buildings – Storefronts, pages 20-22, guidelines 1-7; Side & Rear Facades, pages 26-28, guidelines 1-9; Windows & Doors, pages 3-31, guidelines 1-12; Masonry, pages 31-33, guidelines 1-8 of the Non-Residential Historic District Design Guidelines; mitigating factors: grade is be changed for landscaping; metal awning is on an industrial building and matches others in the area; therefore, I further move that a Certificate of Appropriateness for Application #H-24-08 be granted to John Ketner, agent for Rowan Investment, Inc., owner of 421-A and 421-B N. Lee Street, to make the changes detailed in the application.”

Jack Errante seconded the motion; all members present voted AYE.

### **Other Business**

Minor works: There were no questions pertaining to the submitted minor work approvals.

Enforcement: Judy Kandl spoke in reference to the issue of approvals for after-the-fact work. She referenced work that is currently being done at the AT&T building located on S. Church Street. She stated that someone is in the process of placing equipment on the roof, which would require screening, but has not been approved. She read the Utilities and Energy Retrofit guideline #10 from the Non-Residential Design Guidelines.

Ron Paxton, Zoning Inspector, stated that he was aware of the work but had been unable to make contact with anyone at the building. He said the only phone number he has is a number in Alabama. He will continue his efforts to speak with someone concerning the problem.

Ms. Kandl also mentioned the fact that work has continued at the residence of Clyde Overcash.

Janet Gapen said she would check on both situations.

### **Minutes**

The minutes for June and July were approved with corrections following a motion from Judy Kandl, seconded by Jack Errante.

### **Announcement**

Prior to adjournment of the meeting, Judy Jordan was congratulated for the receipt of 2009 Human Rights Award which she received from Church Women United for her work with children.

## **Adjournment**

There being no other business to come before the Commission, the meeting was adjourned at 8:55 p.m. upon a motion from the Chair, seconded by Anne Waters.

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Anne Lyles, Chair

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Judy Jordan, Secretary